

Preliminary For Review

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

JUNE 25, 2007

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

OTHERS PRESENT

Alan Robertson, Assistant State Architect
Charles Garrett, Real Property Administration
Jurgen Bailey, Real Property Administration
Carl Manka, Tennessee Board of Regents
Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Annette Crutchfield, Legislative Budget
Pat Haas, Bond Finance
Amanda Hoback, Bond Finance
George Brummett, Finance and Administration
Ike Boone, Finance and Administration
Mike Baumstark, Environment and Conservation
Jim Fyke, Environment and Conservation
Nancy Blevins, Finance & Administration
Dennis Raffield, THEC
Mark Cherpack, Finance & Administration
Don Thornton, Union city
Marie Stringer, Environment and Conservation
Nathan Burton, Treasury
John Gregory, TWRA
Alvin Payne, University of Tennessee
Peggy Wilson, Department of Health
Ken Mathews, Cumberland Trail State Park

Commissioner Goetz called the meeting to order at 10:35 a.m. and requested action on the following matters as presented by Assistant State Architect Alan Robertson.

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UNIVERSITY OF TENNESSEE

THE UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a project to **Demolish Laurel Avenue Parking Garage** at the University of Tennessee, Knoxville, with design services to be performed by University personnel.

Estimated Project Cost: \$400,000.00
SBC Project No. 540/009-03-2007

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Fayette County – 452.20 +/- acres – Wolf River, TN – Trans. No. 07-05-012 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	Porter Burch & Robinson c/o Joel Porter
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Coffee County – 72.80 +/- acres – Bark Camp Barrens, Tullahoma, TN – Trans. No. 07-05-016 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	Lillie Bell Carr
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Cumberland County – 388.0 +/- acres – Crossville, TN – Trans. No. 07-05-026 (GM)</u>
Purpose:	Acquisition in Fee for continuance of the Cumberland Trail State Scenic Trail between Brady Mountain & Piney River. Provides an important trailhead at the midpoint with facilities for lodging, camping, administrative offices and maintenance building.
Source of Funding:	TEA – 21 Viewshed (Federal Grant) Natural Resources Trust Fund TN Heritage Conservation Trust Fund
Estimated Cost:	Fair Market Value
Owner(s):	Twelve Oaks Co. (Mark McWhorter)
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Cumberland County – 60.5 +/- acres – Crossville, TN – Trans. No. 07-05-027 (GM)</u>
Purpose:	Acquisition in Fee for completion of the Cumberland County alternative Rt. 4, allowing passage of the Cumberland Trail over Brady Mountain between Black & Hinch Mountains.
Source of Funding:	TEA – 21 Viewshed (Federal Grant) State Land Acquisition Funds
Estimated Cost:	Fair Market Value
Owner(s):	Floyd Wilson, Jr.
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Cumberland County – 6.8 +/- acres – Crossville, TN – Trans. No. 07-05-028 (GM)</u>
Purpose:	Acquisition in Fee for completion of the Cumberland County alternative Rt. 4, allowing passage of the Cumberland Trail over Brady Mountain between Black & Hinch Mountains.
Source of Funding:	TEA – 21 Viewshed (Federal Grant) State Land Acquisition Funds
Estimated Cost:	Fair Market Value
Owner(s):	Albert F. Wilson
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION TO ACQUIRE or ACCEPT as GIFT, required interest in the following real property:

Description:	<u>Various Counties in East Tennessee – (10,000 acres in Fee; 20,000 +/- acres conservation easement at Emory River; 27,000 +/- acres conservation easement at Brimstone; 75,000 +/- acres timber rights acquisition at Sundquist – Trans. No.</u>
Funding:	Special Appropriations for Governor's Initiative
Owners:	Heartwood Forestland Fund LP GMO Forestry Fund No. 3 LP Lyme Timber Company Conservation Forestry LLC
Estimated Cost:	\$82,000,000 (State's Contribution)
Comment:	State would like to proceed with the acquisition in several phases. Requesting approval to share half the appraisal costs with The Nature Conservancy on these acquisitions. We have a value of \$25 million for the 10,000 acres Emory River fee tract. All other tracts are currently being appraised.
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the WAIVER of the REAL ESTATE MANAGEMENT FEE and REIMBURSEMENT from the GENERAL FUND as recommended by the Commissioner of Finance and Administration the following land transactions for fiscal year 2006-2007:

Transaction No.	Reason for Waiver	REM Fee
06-07-010	Bonds paid for property	\$ 50,000.00
06-07-022	Bonds paid for property	\$ 17,500.00
06-07-023	Bonds paid for property	\$ 16,250.00
06-07-024	Bonds paid for property	\$ 17,000.00
06-08-001	Bonds paid for property	\$ 50,000.00
TOTAL		\$150,750.00

SSC Report: 06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Rutherford County – 15 +/- acres – Sam Ridley Blvd., Smyrna, TN – Trans. No. 7-03-004 (BW)</u>
Purpose:	Acquisition in Fee for the site to build a new State Data Center
Source of Funding:	Finance & Administration Bonds
Estimated Cost:	\$1,326,829.95
Estimated Title, Appraisal and Survey Fees:	Fair Market Value
Owner(s):	Neil & Betty Jones
Comment:	Purchasing in July 2007
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	06-25-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Fayette County – 722.4 +/- acres – Wolf River Wildlife Management Area, LaGrange City, TN – Trans. No. 07-02-011 (RJ)**

Purpose: Acquisition in Fee to acquire/wetland property.

Source of Funding: Wolf River Conservancy - \$400,000
Wetland Funds - \$400,000
Heritage Conservation fund - \$300,000
Nature Conservancy - \$100,000

Estimated Cost: Fair Market Value

Owner(s): M. F. Briggs, Sr. / The Wolf River Conservancy

SSC Report: 03-12-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 03-26-07. Subcommittee approved the transaction as presented.

SC Action: 06-25-07. Request for approval for funding reapportionment:
Conservation Heritage Trust (CHT) - \$234,000.00
TN Nature Conservancy - \$100,000.00
TWRA - \$435,987.50
½ Balance Wolf River Conservancy (WRC) minus expenses - \$317,587.50

TWRA and Wetland Fund wanting to cover the decrease in grant funds from the CHT. Wolf River Conservancy negotiated a bargain sale so TWRA recommends the decrease in expected funds from CHT should not add a burden to WRC due to their good work on a bargain sale. Appraised value of tract was \$1,548,300.00 or \$460,725.00 below appraised value. TWRA will also cover the survey cost, appraisals and other expenses of WRC.

Subcommittee approved the request as presented.

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on May 21, 2007.

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Following approval of the Consent Agenda, the meeting adjourned.

CONSENT AGENDA

Approved the following real property transactions which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: University of Tennessee – Shelby County
Transaction: Disposal by Easement
Provision: Waiver of Advertisement & Appraisals
- B. Agency: Tennessee Board of Regents - Davidson County
Transaction: Disposal in Fee
Provision: Waiver of Advertisement & One Appraisal
- C. Agency: Tennessee Board of Regents - McMinn County
Transaction: Acquisition in Fee
Provision: Waiver of Appraisals
- D. Agency: Department of Financial Institutions–Madison County
Transaction: Lease Agreement
- E. Agency: Department of Health – Knox County
Transaction: Lease Agreement
- F. Agency: Department of Health – Davidson County
Transaction: Lease Amendment
Provision: Decrease in rent rate
- G. Agency: Department of Children’s Services – Hamilton County
Transaction: Inter-Agency Agreement
- H. Agency: Department of Human Services (TVTC) –Blount County
Transaction: Lease Agreement
- I. Agency: Department of Education – Davidson County
Transaction: Disposal in Fee
Provision: Waiver of Advertisement
- J. Agency: Tennessee Wildlife Resources Agency – Greene County
Transaction: Acquisition in Fee
- K. Agency: Tennessee Wildlife Resources Agency – Franklin County
Transaction: Acquisition in Fee
- L. Agency: Tennessee Wildlife Resources Agency – Franklin County
Transaction: Acquisition in Fee

- M. Agency: Tennessee Wildlife Resources Agency – Greene County
Transaction: Acquisition in Fee
- N. Agency: Tennessee Wildlife Resources Agency – Montgomery County
Transaction: Acquisition in Fee
- O. Agency: Tennessee Wildlife Resources Agency – Scott County
Transaction: Disposal by Easement
Provision: Waiver of Appraisals & Advertisement
- P. Agency: Department of Environment & Conservation – Morgan County
Transaction: Acquisition in Fee
- Q. Agency: Department of Environment & Conservation – Morgan County
Transaction: Acquisition in Fee
- R. Agency: Department of Environment & Conservation – Grundy County
Transaction: Acquisition / Disposal in Fee
Provision: Waiver of Advertisement
- S. Agency: Department of Environment & Conservation – Hardin County
Transaction: Acquisition / Disposal in Fee
Provision: Waiver of Advertisement
- T. Agency: Department of Finance & Administration – Montgomery County
Transaction: Disposal in Fee

A.

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Shelby County – .018 +/- acres – Monroe Avenue, Memphis, TN – Trans. No. 07-05-018 (FB)</u>
Purpose:	Disposal by Easement to relocate utility lines associated with the University's Regional Biocontainment Lab and other area.
Estimated Sale Price:	Mutual Benefit
Grantee:	Memphis Light, Gas & Water Division
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

B.

TENNESSEE OF BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT AND ONE APPRAISAL as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Davidson County – 0.166 +/- acres – McLemore Street / TSU Avon Williams Campus, Nashville, TN – Trans. No. 07-05-024 (BW)</u>
Purpose:	Disposal in Fee to support neighboring agency's service expansion plans for a 40' wide easement
Original Cost to State:	Unknown
Date of Original Conveyance:	July 16, 1980
Estimated Sale Price:	\$50,312.50
Grantee:	YMCA
Comment:	Easement for a permanent foundation & temporary construction easement
SSC Report:	06-18-07. Jorgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

C.

TENNESSEE OF BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, with WAIVER of APPRAISAL not to exceed the appraised value for the property being acquired:

Description:	<u>McMinn County – 8.37 +/- acres – Dennis Street / Voc. Tech. Street, Athens, TN – Trans. No. 07-05-025 (BW)</u>
Purpose:	Acquisition in Fee to correct a transfer of property made incorrectly to McMinn County.
Source of Funding:	Campus R & R Funds
Estimated Cost:	Gift
Owner(s):	McMinn County Board of Education
Comment:	Property was transferred to McMinn County by mistake. Intention was to transfer a small portion of TTC campus in order to codify property lines between TTC and McMinn County School Board. TBOR is requesting a quitclaim be prepared to transfer ownership back to them.
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

D.

DEPARTMENT OF FINANCIAL INSTITUTIONS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Madison County – 15 Executive Drive, Jackson, TN – Trans. No. 07-01-919 (AL)

Purpose: To provide office space for county operations

Term: September 1, 2007 thru August 31, 2017 (10 yrs.)

Proposed Amount: 5,000 Square Feet

Annual Contract Rent:	\$48,000.00	@ \$ 9.60/sf
Est. Annual Utility Cost:	\$ 7,000.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 5,500.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$60,500.00	@ \$12.10/sf

Current Amount: 5,000 Square Feet

Annual Contract Rent:	\$48,000.00	@ \$ 9.60/sf
Est. Annual Utility Cost:	\$ 7,000.00	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 5,500.00</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$60,500.00	@ \$12.10/sf

Type: New Lease – Advertised – Received four (4) conforming proposals from two (2) proposers.

FRF Rate: \$13.50 per square foot

Purchase Option: No

Lessor: Susan A. Cox, current lessor

Comment: The proposed lease provides: proposed lease has no cancellation for the first five years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-18-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

E.

DEPARTMENT OF HEALTH

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Knox County – 4310 Papermill Road, Knoxville, TN – Trans. No. 06-09-902 (JS)

Purpose: To provide office space for the Dental Services Division

Term: January 1, 2008 thru December 31, 2017 (10 yrs.)

Proposed Amount:	<u>7,708 Square Feet</u>		
	Annual Contract Rent:	\$103,056.00	@\$13.37/sf
	Est. Annual Utility Cost:	\$ 10,791.20	@\$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 8,478.80</u>	<u>@\$ 1.10/sf</u>
	Total Annual Effective Cost:	\$122,326.00	@\$15.87/sf

Current Amount: None – State Space

Type: New Lease – Advertised – Received two (2) proposals from the same proposer.

FRF Rate: \$16.00 per square foot

Purchase Option: Yes – 5th thru 10th years

Lessor: Gregory T. Smith Family Partnership, LP

Comment: The proposed lease provides: (1) Lessor will build-out an existing building of 7,708 rsf and including interior improvements at no additional cost to the State, and (2) proposed lease has no cancellation for the first five years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-18-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

F.

DEPARTMENT OF HEALTH

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: Davidson County – 227 French Landing Drive, Nashville, TN – Trans. No. 04-07-904A (BK)

Purpose: To provide office space for operation

Term: July 1, 2007 thru February 28, 2016 (8 yrs. & 8 mons.)

Proposed Amount: 45,734 Square Feet
Average Annual Contract Rent Incl.
Annual Utility & Janitorial Cost: \$682,069.92 @\$14.91/sf
Total Annual Effective Cost: \$682,069.92 @\$14.91/sf

Current Amount: 45,734 Square Feet
Average Annual Contract Rent Incl.
Annual Utility & Janitorial Cost: \$693,503.34 @\$15.16/sf
Total Annual Effective Cost: \$693,503.34 @\$15.16/sf

Type: Amendment # 2 – Negotiated - Reduction in annual rent by \$0.25 per square foot.

FRF Rate: \$18.00 per square foot

Lessor: Heritage Place Properties, LLC

Comment: The proposed Amendment provides (1) a rent reduction, and (2) no cancellation during lease term except for cause and/or lack of funding.

SSC Report: 06-18-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

G.

DEPARTMENT OF CHILDREN'S SERVICES

INTER – AGENCY AGREEMENT

Review of a request for APPROVAL of the following INTER-AGENCY AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Hamilton County – 744 McCallie Avenue, Suites 211,219, 220, 223, 230, 301, 317 & 321, Chattanooga, TN – Trans. No. 06-11-911 (JS)

Purpose: To provide office space for local county operations

Term: August 1, 2007 thru July 31, 2012 (5 yrs.)

Proposed Amount: 8,225 Square Feet
Annual Contract Rent Incl annual Utility
& Janitorial Cost: \$84,300.00 @\$10.25/sf
Total Annual Effective Cost: \$84,300.00 @\$10.25/sf

Current Amount: 8,225 Square Feet
Annual Contract Rent Incl annual Utility
& Janitorial Cost: \$72,795.84 @\$8.85/sf
Total Annual Effective Cost: \$72,795.84 @\$8.85/sf

Type: Inter-Agency Agreement between the Department of Children's Services & University of Tennessee at Chattanooga

FRF Rate: \$16.00 per square foot

Purchase Option: No

Lessor: University of Tennessee at Chattanooga

Comment: The proposed lease provides a ninety (90) day cancellation.

SSC Report: 06-18-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

H.

DEPARTMENT OF HUMAN SERVICES – TVTC

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Blount County – Triangle Park Drive, Maryville, TN – Trans. No. 06-04-914 (JS)

Purpose: To provide office/classroom/warehouse for TN Vocational Training Center

Term: July 1, 2008 thru June 30, 2018 (10 yrs.)

Proposed Amount: 22,500 Square Feet

Annual Contract Rent:	\$234,996.00	@\$10.44/sf
Est. Annual Utility Cost:	<u>\$ 15,750.00</u>	<u>@\$.70/sf</u>
Est. Annual Janitorial Cost:	Clients perform Janitorial	
Total Annual Effective Cost:	\$250,746.00	@\$11.14/sf

Current Amount: 13,100 Square Feet

Annual Contract Rent:	\$60,000.00	@\$4.58/sf
Est. Annual Utility Cost:	<u>\$ 9,170.00</u>	<u>@\$.70/sf</u>
Est. Annual Janitorial Cost:	Clients perform Janitorial	
Total Annual Effective Cost:	\$69,170.00	@\$5.28/sf

Type: New Lease – Advertise – Received two (2) proposals from the same proposer.

FRF Rate: \$13.50 per square foot

Purchase Option: No – multi tenant

Lessor: Foothills Office Park Associates

Comment: The proposed lease provides: (1) Lessor will construct a new build-to suit building of 22,500 rsf and including interior improvements at no additional cost to the State, and (2) proposed lease has no cancellation for the first five years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 06-18-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

I.

DEPARTMENT OF EDUCATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Davidson County – 0.67 +/- acres – Lebanon Road / Stewarts Ferry Pike, Donelson, TN – Trans. No. 07-05-020 (FB)</u>
Purpose:	Disposal in Fee to insure line of sight of traffic making a turn at the intersection of a proposed development.
Estimated Sale Price:	Fair Market Value
Grantee:	Land Logic, Inc.
Comment:	Property is a part of the School of the Blind.
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: Greene County – 5 +/- acres – Greenville City, TN – Trans. No. 07-05-006 (RJ)

Purpose: Acquisition in Fee will provide added riparian protection and bank fishing opportunities on the Nolichucky River.

Source of Funding: TWRA License Funds

Estimated Cost: Fair Market Value

Owner(s): Hadley Carter

SSC Report: 06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 06-25-07. Subcommittee approved the transaction as presented.

K.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Franklin County – 4.57 +/- acres – Mingo Swamp, Belvidere, TN – Trans. No. 07-05-009 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	James Tucker
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Franklin County – 4.57 +/- acres – Mingo Swamp, Belvidere, TN – Trans. No. 07-05-010 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	Judy Moore
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Greene County – 36.35 +/- acres – Lick Creek, Greenville, TN – T rans. No. 07-05-011 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	Conservation Fund
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Montgomery County – 134.90 +/- acres – Shelton Ferry, Clarksville, TN – Trans. No. 07-05-015 (RJ)</u>
Purpose:	Acquisition in Fee to acquire wetland adjoining or near existing Wildlife Management Areas for management & preservation of wetlands.
Source of Funding:	TWRA – Wetland Funds
Estimated Cost:	Fair Market Value
Owner(s):	Deborah Killebrew
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT and RIGHT OF ENTRY of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Scott County – 2 +/- acres per site – Sunquist Wildlife Management Agency, Lone Mountain City, TN – Trans. No. 07-05-031 (RJ)</u>
Purpose:	Disposal by Easement to provide easement for a gas well, pipeline and access as needed on Sunquist WMA. Well AD -1087 and AD -1090
Estimated Sale Price:	\$500 per well site
Grantee:	Knox Energy / Joe Congelton
SSC Report:	06-18-07. Jurgan Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Morgan County – 60 +/- acres – Coffey Tract, Rugby, TN – Trans. No. 07-05-029 (FB)</u>
Purpose:	Acquisition in Fee for this tract is adjacent on two sides to Rugby State Natural Area & Historic Rugby, Inc. on the third side.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	\$120,000.00
Estimated Title, Appraisal and Survey Fees:	Fair Market Value
Owner(s):	David Bruce Coffey
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

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DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Morgan County – 60 +/- acres – Coffey Tract, Rugby, TN – Trans. No. 07-05-030 (FB)</u>
Purpose:	Acquisition in Fee for this tract is adjacent on two sides to Rugby State Natural Area & Historic Rugby, Inc. on the third side.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	\$120,000.00
Estimated Title, Appraisal and Survey Fees:	Fair Market Value
Owner(s):	Jeanne Rhoads
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE / DISPOSAL or ACCEPT as GIFT, required interest in the following real property, WAIVER OF ADVERTISEMENT not to exceed the appraised value for the property being acquired:

Description:	<u>Grundy County – 3.0 +/- acres (Acquisition) / 3.0 +/- acres (Disposal), South Cumberland State Park, Monteagle, TN – Trans. No. 07-05-032 (GM)</u>
Purpose:	Acquisition / Disposal in Fee for equal value exchange requested by adjoining property owner to accommodate barn expansion.
Source of Funding:	Adjoining owner to pay all related costs
Estimated Cost:	Fair Market Value
Owner(s):	Bobby Wiggins
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE / DISPOSAL or ACCEPT as GIFT, required interest in the following real property, WAIVER OF ADVERTISEMENT not to exceed the appraised value for the property being acquired:

Description:	<u>Hardin County – 0.12 +/- acres (Acquisition) / 0.23 +/- acres (Disposal), Pickwick Landing State Park (Golf course), Pickwick Dam, TN – Trans. No. 07-05-032 (GM)</u>
Purpose:	Acquisition / Disposal in Fee for a long encroached on this property. State will convey Tract 2 to Mr. Wilkes. Mr. Wilkes will convey Tract 1 & Tract 3 to the State.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Jeff Wilkes
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Montgomery County – .56 +/- acres – B Lock Road North, Clarksville, TN – Trans. No. 07-05-014 (BW)</u>
Purpose:	Disposal in Fee to sell surplus land
Original Cost to State:	Acquired thru tax lien
Estimated Sale Price:	Fair Market Value
Grantee:	State of Tennessee
SSC Report:	06-18-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	06-25-07. Subcommittee approved the transaction as presented.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration